



WESTFIELD-WASHINGTON  
ADVISORY PLAN COMMISSION

November 2, 2015

1509-PUD-18

Exhibit 1

**Petition Number:** 1509-PUD-18

**Subject Site Address:** *East side of Oak Ridge Road, south of State Road 32*

**Petitioner:** EdgeRock Development

**Request:** Petitioner requests a change in zoning of approximately 13.75 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to The Trails PUD District.

**Current Zoning:** AG-SF1 and State Road 32 Overlay District

**Current Land Use:** Residential/Vacant

**Approximate Acreage:** 13.75 acres +/-

**Exhibits:**

1. Staff Report
2. Location Map
3. Conceptual Site Plans
4. Building Character Exhibit
5. The Trails PUD Ordinance 15-27 (redline copy)
6. The Trails PUD Ordinance 15-27 (clean copy)

**Staff Reviewer:** Kevin M. Todd, AICP

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**PETITION HISTORY**

This petition was introduced at the August 10, 2015 City Council meeting. The proposal received a public hearing at the September 8, 2015 Advisory Plan Commission (the "APC") hearing.

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**PROCEDURAL**

City Council: The PUD Amendment Ordinance was introduced to the City Council at the August 10, 2015, meeting.

Public Hearing: Public hearings by the APC are required for Planned Unit Developments. The petition received a public hearing at the September 8, 2015 Advisory Plan Commission (the "APC") meeting. Notice of the September 8, 2015, public hearing was provided for in accordance with the APC Rules of Procedure.

Action: The APC may forward a recommendation for approval to the City Council at its November 2, 2015 meeting.

Statutory Considerations: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

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## **PROJECT OVERVIEW**

Location: This subject property (the “Property”) is approximately 13.75 acres +/- in size and is located on the east side of Oak Ridge Road, just south of State Road 32 (see Exhibit 2). The Midland Trace Trail abuts the property to the south and the Monon Trail abuts the property to the east. The Property is currently zoned AG-SF1 and it falls within the State Highway 32 Overlay District.

Project Overview: The Petitioner is requesting a change of zoning to a mixed-use Planned Unit Development (PUD) District to be known as “The Trails PUD” (the “Proposal”). As proposed, the project would be divided into two separate lots/districts. The western portion of the Proposal (“Lot 1”) defaults to the MF2: Multi-Family Medium Density District and State Highway 32 Overlay District standards and uses, with a few modifications. The PUD Ordinance provides for two alternative concept plans for developing Lot 1. One plan depicts a more traditional suburban multi-family development with several two or three-story buildings. The alternative plan is for a more urban design which includes a single building that is several stories tall (maximum of 120 feet). The maximum number of dwelling units would be limited to 300 units, as proposed.

The eastern portion of the Proposal (“Lot 2”) defaults to the General Business District and State Highway 32 Overlay District standards and uses, with a few modifications. The plans also depict a future bridge over the Anna Kendall Drain that would connect the east/west access roads for Lot 1 and Lot 2 together. Lot 2 fronts on the Monon Trail, and businesses that locate on Lot 2 could cater to trail users.

Both alternative concept plans depict a public east/west access road that would connect Oak Ridge Road to Wheeler Road and provides two ways to access Lot 1 and Lot 2.

The PUD Ordinance includes a building character exhibit which demonstrates a minimum quality and appearance of structures within the project.

Comprehensive Plan: The 2007 Westfield-Washington Township Comprehensive Plan identifies the Property as being within the Highway/Employment Corridor of State Highway 32. The Comprehensive Plan states that smaller-scale local office and service uses are appropriate along State Highway 32, and that retail uses which are subordinate to and supportive of the corridor’s office and service uses are

appropriate. The 2011 Family Sports Capital Addendum II to the Comprehensive Plan anticipates supporting uses such as restaurants, offices, retail uses, higher density residential, and other supporting commercial uses will be located nearby the Grand Park Sports Campus. State Highway 32 (west of U.S. Highway 31) has been redeveloping into a hospitality corridor, with a focus on providing supporting hospitality-type uses for the visitors to Grand Park.

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#### **MODIFICATIONS SINCE PUBLIC HEARING**

1. Building Materials for Lot 2 – Architectural Insulated Panels was defined in the revised PUD Ordinance document as “an insulated metal panel with a foamed core and an exterior finish that simulates the look of stucco.” Additionally, the architectural standard for Lot 2 development was modified so that up to 67% of a building façade could be covered with the Architectural Insulated Panel material and 33% of the building façade is required to be a Masonry Material. A revised rendering of the proposed family entertainment center on Lot 2 was submitted and depicts the building materials ratio as described above (in Exhibit C of the PUD Ordinance, the material around the bottom level of the building would be masonry and the balance of the building would generally be Architectural Insulated Panels). The PUD Ordinance requires the design of the actual building(s) on the site to be consistent with the quality and character of the buildings depicted in the PUD Ordinance, Exhibit C.

The City’s typical standard for commercial developments and developments within the State Road 32 Overlay is a minimum of 60% of the façade is required to be covered with Masonry Material and no more than 25% of a façade can be covered with metal, Fiber Cement Siding, Polymeric Cladding, EFIS, stucco, or vinyl.

The APC may want to discuss this topic further at the meeting.

2. Maximum Building Height for Layout B2 – As discussed at the Public Hearing, the maximum building height for Layout B2 (the single building multi-family concept) was changed from the originally proposed 120 feet to 80 feet.
3. Monon Trail and Midland Trace Trail – As discussed at the Public Hearing, listing trail access as an optional amenity was removed from the amenity list and was added as a requirement for the development. In order to preserve the existing tree line, Lot 1 would have access to the Midland Trace Trail through the perimeter pathway along Oak Ridge Road only, and trees/vegetation along the Midland would be preserved. Lot 2 would have direct trail access to the Monon Trail.
4. Bridge between Lot 1 and Lot 2 – The alternative site plans have been modified to reflect the change that the bridge would be built when the rest of the frontage road is built.

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**DEPARTMENT COMMENTS**

If the Plan Commission is satisfied with the proposal and the revisions made since the public hearing, then the Department recommends forwarding this petition to the City Council with a favorable recommendation.

If any APC member has questions prior to the public hearing, then please contact Kevin Todd at 317.379.6467 or [ktodd@westfield.in.gov](mailto:ktodd@westfield.in.gov).